

CODE ENFORCEMENT LITIGATION REPORT
JUNE 2021

NAME OF MATTER: Allen, Mariam (Deceased) / Meyers, Linda (INJUNCTION)

Location: 819 Riverside Drive, Pasadena MD 21122

Violation: Unregistered Vehicle

DISPOSITION: A consent order was entered requiring the Defendant to abate the violations within ninety days by removing all unregistered vehicles and junk. If the Defendant fails to abate the violation the County can abate the violation. The Defendant also is to pay fines of \$500.00 and costs of \$75.00.

JUDGE: Pryal

ATTORNEY: CGR

NAME OF MATTER: Arrazola, Reynadlo & Norma B. (Injunction)

Violation Address: 1218 Wilson Road, Glen Burnie MD 21060

Violations: Grading, clearing, filling 100 foot stream buffer encroachment; development without an approved stormwater management plan.

DISPOSITION: The case proceeded to trial and a hearing was conducted. The judge found that the Defendants were in violation of the Code for grading/clearing without the appropriate permits and approvals. The Court imposed a fine of \$1,500 and costs of \$101.70, both amounts to be suspended pending compliance with the order. The Defendants are to apply for the necessary permits and approvals within sixty days and thereafter diligently pursue issuance and completion of those permits.

JUDGE: Mosley

ATTORNEY: CGR

NAME OF MATTER: Bishop, Hubert G.

Location: 1737 Saint Margarets Road, Annapolis, MD 21409

Violations: Contempt - Unauthorized grading in the Chesapeake Bay Critical Area; Unauthorized construction - No Permits

DISPOSITION: The parties agreed to postpone the matter to allow time for Defendant to retain counsel and a marine contractor. The case is reset to November 4, 2021.

JUDGE: McKenna

ATTORNEY: LKT

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NAME OF MATTER: Brooklyn Centre, LLC

Location: 5517 Ritchie Hwy., Baltimore, MD 21225

Violation: Using land for the parking, storage, collection, accumulation, or abandonment of an inoperable, wrecked, partially dismantled, or destroyed vehicle that does not display all information required by law, including a current registration plate and validation sticker.

DISPOSITION: The case was called for trial and the Defendant failed to appear. A Judgment on Affidavit was entered requiring abatement of the violation within thirty days. If the Defendant fails to abate the violation by removing the unregistered vehicle within thirty days the County can abate the violation. The Defendant is ordered to pay fines of \$250.00 ((\$125.00 having already been paid) and costs of \$45.00).

JUDGE: Collins

ATTORNEY: CGR

NAME OF MATTER: Brown, John and Sharon (Injunction)

Location: 7688 Race Road, Jessup MD 20794

Violation: Outside storage of unregistered/untagged vehicles, commercial equipment, junk and debris.

DISPOSITION: A Consent Judgment was entered ordering the Defendants to remove any oversized vehicles, junk and solid waste, and unregistered vehicles from the property within ninety days of the date of the Judgment. If the Defendants fail to abate the violation within ninety days, then the County may abate it at the Defendant's expense. A fine of \$500.00 was suspended against each Defendant.

JUDGE: Mosley

ATTORNEY: CGR

NAME OF MATTER: Cintron, Denise N. (Injunction)

Location: 916 Mt. Zion Marlboro Road, Lothian MD 20711

Violation: Outside storage of Unregistered vehicles, junk and debris, and shipping container, use not permitted and specifically allowed; accessory use on a lot without a principal structure.

DISPOSITION: The injunction was dismissed as the Defendant abated the violation prior to court.

JUDGE: Mosley

ATTORNEY: CGR

CODE ENFORCEMENT LITIGATION REPORT
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NAME OF MATTER: Cintron, Denise N. (Injunction)

Location: 1003 Mt. Zion Marlboro Road, Lothian, MD 20711

Violation: Outside storage of Unregistered vehicles, junk and debris, and shipping container, use not permitted and specifically allowed; accessory use on a lot without a principal structure.

DISPOSITION: A Consent Judgment was entered ordering the Defendant to remove any junk or solid waste from the property and to cease use of the property for an accessory structure within thirty days of the date of the Judgment. If the Defendant fails to abate the violation within thirty days, then the County may abate it at the Defendant's expense. The Defendant was ordered to pay service costs of \$56.05, and a fine of \$3,000.00 was suspended.

JUDGE: Mosley

ATTORNEY: CGR

NAME OF MATTER: Clariaxel Tire Shop, LLC (Injunction)

Location: 175 Mayo Road, Edgewater MD 21037

Violation: Outside storage of Unregistered vehicles, junk and debris, screen outside storage in accordance with the Landscape Manual, use not permitted and specifically allowed; accessory use on a lot without a principal structure.

DISPOSITION: Case was called for trial and a consent judgment was entered requiring the defendants to abate the violations by within thirty days by reducing storage areas, removing junk, and applying for necessary permits. Upon finalization of permits, defendants have thirty days to obtain certificate of use and to abate any remaining sign or other violations. Fines of \$5,000 suspended and costs of \$58.30 imposed.

JUDGE: McKenna

ATTORNEY: CGR

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NAME OF MATTER: Fiber Optic Construction, LLC

Location: 546A Arundel Avenue, Glen Burnie, MD 21061

Violation: Grading permit and approved stormwater management plan required for grading in excess of 5,000 sq. ft.

DISPOSITION: This matter appeared in court on June 3, 2021. The parties sought a joint postponement request to allow Defendant additional time to obtain a new engineer and to continue to make progress towards abatement. The court granted the postponement request and we are waiting for a new hearing date.

JUDGE: McKenna

ATTORNEY: EMR

NAME OF MATTER: Frazier, Connie (Brewis, Robert)

Location: 8270 Edwin Raynor Boulevard, Pasadena, MD 21122

Violation: Contempt - Storage of unregistered/untagged vehicles, commercial equipment, junk and debris, and portable storage containers

DISPOSITION: This matter appeared in court on June 3, 2021 for a review hearing. Defendant continues to make progress towards abatement so the parties sought a joint postponement request to continue to allow Defendant additional time to abate the violation. The Court granted the postponement request; awaiting a new hearing date.

JUDGE: McKenna

ATTORNEY: EMR

NAME OF MATTER: Graybill, Lori W. (INJUNCTION)

Location: 5950 Solomons Island Road, Tracy's Landing MD 20779

Violation: No certificate of use; No Special Exception; Outside storage of construction materials; Use not specifically allowed.

DISPOSITION: The injunction was dismissed as the Defendant abated the violation prior to court.

JUDGE: Mosley

ATTORNEY: CGR

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NAME OF MATTER: Hughes, Jr., Paul W.

Location: 6 D Street, NW, Glen Burnie, MD 21061

Violation: Outside storage of unregistered vehicle

DISPOSITION: A Consent Judgment was entered ordering the Defendant to remove any unregistered vehicles from the property within thirty days of the date of the Judgment. If the Defendant fails to abate the violation within thirty days, then the County may abate it at the Defendant's expense. A fine of \$1,000.00 was imposed, \$875.00 of which was suspended pending compliance with the Judgment

JUDGE: Mosley

ATTORNEY: CGR

NAME OF MATTER: Huth, Brent

Location: 1201 Villa Isle Court, Pasadena, MD 21122

Violation: Outside storage of junk and unregistered vehicles; construction of shed without the required permit

DISPOSITION: This matter appeared in court on June 3, 2021. Defendants failed to appear and a default Judgment was entered ordering the Defendants to abate the violations by removing all junk and inoperable/unregistered vehicles from the subject property within thirty days of the date of the judgment. If Defendants fail to abate the violations within the thirty days, the County may abate it at the Defendants' expense. Additionally, Defendants were ordered to apply for and diligently pursue completion of a building permit to perfect the illegally constructed shed on the subject property. If the Defendants fail to apply for and obtain a permit, then the Defendants shall remove the shed in accordance with any necessary demolition permits. If the Defendants fail to comply with the timelines and provisions set forth in the Judgment, the County may remove the illegal shed from the subject property and the Defendants' expense. The Defendants were ordered to pay a fine of \$2,500.00 each, plus service costs of \$250.00 joint and several (for a total amount of \$7,750.00).

JUDGE: McKenna

ATTORNEY: EMR

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NAME OF MATTER: Johnson, Sr., Torronna C. (Injunction)

Location: 1310 Jonathans Landing Way, Severn MD 21144

Violation: Non Compliance of permit number B02359540; No permit for roof over deck.

DISPOSITION: Defendant failed to appear and a Default Judgment was entered ordering the Defendant to apply for all building and trade permits within thirty days of the date of the Judgment to abate the violations, and thereafter diligently pursue completion of all permits and plans. If Defendant fails to apply for the necessary permits, Defendant shall apply for demolition permit to abate violation. Defendant was ordered to pay a fine of \$625.00 and costs of \$50.00.

JUDGE: Mosley

ATTORNEY: CGR

NAME OF MATTER: Marshall, Richard T. and Wendy A.

Location: 6164 Drum Point Road, Deale, MD 20751

Violation: Permit required for grading and sediment controls; development without an approved stormwater management plan; and construction of an accessory structure, shed and deck without the required permits

DISPOSITION: The parties filed a joint Motion to Postpone prior to trial which was granted to allow time for Defendants to apply for the necessary permits. The case is reset to September 2, 2021.

JUDGE: N/A

ATTORNEY: LKT

NAME OF MATTER: MGSR, LLC

Location: 7346 Furnace Branch Road, Glen Burnie, MD 21060

Violation: Construction of an addition without the required building permit

DISPOSITION: The parties sought a joint postponement request to allow the Defendant additional time to pursue abatement of the violation. The Court granted the postponement request November 4, 2021.

JUDGE: Mosley

ATTORNEY: CGR

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NAME OF MATTER: Pinkney, Antoinette (Injunction)

Location: "O"Argyle Ave., Pasadena MD 21122

Violation: Development without an approved stormwater management plan; grading and clearing in the Chesapeake Bay Critical Area buffer without a permit.

DISPOSITION: The Court postponed the matter at the Defendant's request prior to trial as a defense attorney was entering into the case and the Defendant was unavailable for the trial date.

JUDGE: N/A

ATTORNEY: CGR

NAME OF MATTER: Redman Properties, LLC

Location: 8239 Baltimore-Annapolis Boulevard, Pasadena, MD 21122

Violation: Construction/placement of an accessory structure (trailer) without the required building permit;
Construction of an accessory structure over 64 square feet

DISPOSITION: The parties agreed to postpone the matter to September 2, 2021 to allow Defendant time to abate the violation and finalize the building permits.

JUDGE: McKenna

ATTORNEY: LKT

NAME OF MATTER: Rousselle, Reid A. - Building/Grading

Location: 7460 E. Furnace Branch Road, Glen Burnie, MD 21060

Violations: Contempt - Unauthorized historical construction without permits; unauthorized grading without permits

DISPOSITION: Matter postponed to allow inspection of planting installations. Case reset for February 3, 2022.

JUDGE: Mosley

ATTORNEY: LKT

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NAME OF MATTER: Safak, Samettin

Location: 6013 Ritchie Highway, Baltimore, MD 21225

Violation: Construction of a new tenant space without an approved building permit (Lopez Auto Service)

DISPOSITION: The violation was abated prior to trial and the County dismissed the Show Cause.

JUDGE: N/A

ATTORNEY: LKT

NAME OF MATTER: Stivers, William, Sr., and Stivers, William, Jr.

Location: 1300 Damascus Street, Odenton MD

Violation: Outside storage of unregistered vehicles; use of land partially or principally as a junkyard or for the storage of solid waste.

DISPOSITION: Defendant failed to appear in court. A Default Judgment was entered against the Defendant ordering the Defendant to abate the violation within seven days of the date of the Judgment by removing all junk and solid waste and unregistered/inoperable vehicles from the subject property. If the Defendant fails to abate the violations within the seven days, then the County may abate it at the Defendant's expense. Defendant was ordered to pay a fine of \$2,000.00 for the violation, plus \$55.60 for service costs.

JUDGE: Mosley

ATTORNEY: CGR

NAME OF MATTER: Tejada, Ronaldo E. and Mirna Y.

Location: 4605 Winding Brooke Lane, Lothian, MD 20711

Violation: No certificate of use; oversized vehicles; no special exception

DISPOSITION: This matter appeared in court on June 3, 2021. Defendants filed for a variance relating to the violations on the subject property and the variance hearing is scheduled on August 5, 2021. Thus, the parties sought a joint postponement request to allow time for the variance decision to be issued. The court granted the postponement request; awaiting a new hearing date.

JUDGE: McKenna

ATTORNEY: EMR